

Mission Gorge Road Property Demolition

Appendix A

Cultural and Historical Resource Assessment for the Mission Gorge Property Demolition

Prepared by ASM Affiliates, Inc.

March 13, 2009



March 13, 2009

Ms. Kathie Washnigton
BRG Consulting, Inc.
304 Ivy Street
San Diego, CA 92101

Re: Cultural and Historical Resource Assessment for the Mission Gorge Road Property Demolition

Dear Ms. Washington,

This letter report presents the results of a cultural and historical resource assessment for the Mission Gorge Road Property Demolition. This study included a cultural resource record search, Native American consultation, an intensive field survey, and historical assessment of five buildings on the property.

The results of this study are negative. No cultural resources were identified within the property boundaries and none of the buildings present are recommended eligible to the California Register of Historic Resources. The proposed demolition will not result in impacts to cultural or historical resources.

PROJECT DESCRIPTION

The project site is a 1.0-acre parcel located at 10130 and 10140 Mission Gorge Road in Santee, California (Figure 1 and 2). It is currently owned and under the jurisdiction of the County of San Diego. The proposed project is the demolition of five dilapidated and vacant buildings located on the project site. The five structures include a former fire station, a Quonset hut, a cinder-block building, a wood garage and a storage shed. Following the demolition, the County will remove all asphalt, pavement, and fencing and the site will remain a vacant lot until future development guided by the Santee Town Center Master Plan is proposed under the jurisdiction of the City of Santee.

RECORD SEARCH RESULTS

ASM completed a cultural and historical records search at the South Coastal Information Center at San Diego State University. The results of the record search are confidential and not for public distribution. The results are summarized below, and a copy of the full record search results are available from ASM Affiliates upon request.

A total of 24 cultural and historical resource studies have been completed with a one half-mile radius of the project site. Two of these previous studies included the project area (Table 1). In 1975 these parcels were included in a survey of the San Diego River Valley in a study conducted by Sue Cupples. In 2004 the project site was included in a study completed by Harry Price and Charley Bull for the Ryan Corporate Office Master Plan. That study did not include a historical assessment of the buildings on the property, however.

Table 1: Cultural Resource Studies Completed within a One-half Mile Radius of the Project Area

NADB No.	Authors	Date	Title	Relation to Present APE
1120866	Gary R. Fink	1973	<i>An Archaeological Survey of the Upper San Diego River Mosquito Abatement and Water Pollution Control Project Phase I.</i>	outside
1120618	Gary R. Fink	1973	<i>The Archaeology of Cuyamaca Street Extension.</i>	outside
1120863	Gary R. Fink	1973	<i>Archaeological Survey for the Proposed Forester Creek Drainage Channel Project.</i>	outside
1120546	Sue Ann Cupples	1975	<i>An Archaeological Survey of the San Diego River Valley.</i>	report area entirely covers the APE
1128505	Richard H. Norwood	1978	<i>An Archaeological Survey of the Deerpark Property.</i>	outside
1124981	RECON	1980	<i>Environmental Impact Analysis for the Santee Regional Shopping Center.</i>	outside
1121909	Susan Hector	1981	<i>Investigations Conducted at Archaeological Site SDM-W-2409 (SDI-7603) Santee, California.</i>	outside
1130799	Raymond Brandes and Rick Alexander	1984	<i>Nomination Form for the Edgemoor Farm Dairy Barn/Edgemoor Polo Barn.</i>	outside
1120779	Joyce Corum and Karen Crotteau	1985	<i>Archaeological Test Excavation at Sites CA-SDI-5655, 5658, 9239, 9240, 9246, 9247, 9913 in Shepherd Canyon, San Diego, California 11-SD-52 P.</i>	outside
1120780	Joyce Corum	1985	<i>First Addendum Archaeological Survey Report for Proposed State Route 52 Santo Road to State Route 67 (Portion) 11-SD-52 P.M. 7.3/17.2 11222-047050.</i>	outside
1125043	Joyce Corum	1985	<i>First Addendum Archaeological Survey Report for Proposed State Route 52 Santo Road to State Route 67 (Portion) 11-SD-52 P.M. 7.3-17.2 11222-047050.</i>	outside
1121335	Andrew Pigniolo, Dennis Gallegos, and Richard Carrico	1986	<i>Cultural Resource Survey of Three Alternate Jail Facilities in San Diego County.</i>	outside
1120771	Joyce M. Corum	1986	<i>Extended Phase II Archaeological Test Excavations at Sites CA-SDI-205, 5053, 8594, 9242, and 10148 Santee, California 11-SD-52 P.M. 7.3/17/2 11222-</i>	outside

NADB No.	Authors	Date	Title	Relation to Present APE
			047050.	
1124692	Joyce Corum	1986	<i>First Supplemental Historic Property Survey 11-SD-52 P.M. 7.3/17.2</i>	outside
1124934	Joyce Corum	1986	<i>Extended Phase I and Phase II Archaeological Test Excavations at Sites CA-SDI-205, 5053, 8594, 9242, 10148, Santee, CA 11-SD-52 P.M. 7.3/17.2.</i>	outside
1130932	Denise O'Conner	1987	<i>Second Addendum to the Historical Architectural Survey Report for 11-SD-52, P.M. 7.3/17.2 11222-047050. Re-Evaluation of the Edgemoor Farm Home for the Aged & Indigent.</i>	outside
1121829	Joyce M. Corum	1989	<i>Third Addendum Archaeological Survey for Proposed State Route 52, 11-SD-52 P.M. 7.3/17.2, 11222-047050.</i>	outside
1127464	ERCE	1990	<i>Santee Light Rail Transit Project: Cultural Resources Technical Report.</i>	outside
1123098	Brian Smith	1992	<i>Results of a Cultural Resource Study of the Padre Dam Municipal Water District Phase I Reclaimed Water System Project</i>	outside
1122929	Brian F. Smith	1993	<i>Results of a Cultural Resource Evaluation Study for the Padre Dam Municipal Water District Phase I Reclaimed Water System Project.</i>	outside
1125138	Andrew Pignuolo	2001	<i>Historic Property Survey Report for the Forester Creek Project Santee, California.</i>	outside
1129964	Harry Price and Charley Bull	2004	<i>Cultural Resources Survey Report for the Ryan Corporate Office Park Master Plan Santee, California.</i>	report area entirely covers the APE
1131128	Carolyn E. Kyle	2006	<i>Cultural Resource Survey for the San Diego River Restoration Project Edgemoor Property, City Santee, California.</i>	outside
1131747	Heritage Architecture and Planning	2008	<i>Edgemoor Farm Historical Resources Evaluation Report San Diego, California.</i>	outside

Few cultural resources have been identified within a half-mile radius of the project area. These are documented in Table 2. No cultural resources have been recorded within the project site.

Table 2: Previously Recorded Cultural Resources

Designation		Approximate Distance from APE	Contents	Recorder, Date
Primary Number P-37-	Trinomial CA-SDI-			
	00141	695 m	AP1 - unknown	Teganza n.d.
	07603	815 m	AP15 - habitation debris	Norwood 1979, Hector 1981
	09245H	745 m	AH4 - historic trash dump	Valois 1982
028466		745 m	Three isolated secondary metavolcanic flakes	Price 2004
028990		650 m	Two small Post-war Ranch style houses built around 1950 (8667-8773 Railroad Avenue)	Calpo 2003

The Edgemoor Facility, the site of the former San Diego Poor Farm is located approximately 600 m from the project site. Several historic resource evaluations have been completed for buildings within this facility (see Table 3). The late 1800s Dairy Barn on this property is listed as an individual property on the National Register of Historic Places and the buildings associated with the turn of the Nineteenth-century Poor Farm have been determined eligible to the National Register as a historic district. More recently, Heritage Architecture completed a re-evaluation of the buildings associated with the 1940-1960s Edgemoor Geriatric Facility. None of these historic resource evaluations have included the buildings located on the Mission Gorge Road Demolition property.

Table 3 Historic Buildings Within One Half Mile Radius of the Project Area

Address	Historic Name	City	Zip Code	Approximate Distance from APE	National Register Status Code
9064 Edgemoor Drive	Edgemoor Farm	Santee	92071	575 m	1S – Individual property listed in the NR by the Keeper. Listed in the CR 2D2 – Contributor to a district determined eligible for NR by the Keeper. Listed in the CR 6Y – Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing 2S2 – Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR
9065 Edgemoor Drive	Edgemoor Farm	Santee	92071	575 m	7R – Identified in reconnaissance level survey: not evaluated
8663 Cuyamaca Street		Santee	92071	505 m	6Z – Found ineligible for NR, CR or local designation through survey evaluation
8663 Hacienda Road		Santee	92071	695 m	6Z – Found ineligible for NR, CR or local designation through survey evaluation
8657 Hacienda Road		Santee	92071	745 m	6Z – Found ineligible for NR, CR or local designation through survey evaluation
8651 Hacienda Road		Santee	92071	745 m	6Z – Found ineligible for NR, CR or local designation through survey evaluation
8645 Hacienda Road		Santee	92071	770 m	6Z – Found ineligible for NR, CR or local designation through survey evaluation
9953 Buena Vista Avenue		Santee	92071	530 m	Unknown
8654 Louis Lane		Santee	92071	530 m	Unknown
8710 Cottonwood Avenue		Santee	92071	840 m	Unknown
8661 Railroad Avenue		Santee	92071	790 m	Unknown
8671 Railroad Avenue		Santee	92071	770 m	Unknown
8667-8773 Railroad Avenue	P-37-028990	Santee	92071	650 m	Unknown

NATIVE AMERICAN CONSULTATION

ASM Associate Archaeologist, Shelby Gunderman, contacted the Native American Heritage Commission to request a Sacred Lands record search on March 9, 2009. A copy of the letter submitted to the NAHC is provided in Appendix A.

BUILDING EVALUATIONS

Five buildings are located on the project site. The building assessment was completed by historian and archaeologist Mr. Steven Van Wormer, M.A. Mr. Van Wormer conducted a site visit to document the buildings and assess their integrity. Mr. Van Wormer also performed a cultural resource survey of the property. Each of the buildings is described below. The location of each building is shown on an aerial photograph (see Figure 2).

Dates of construction were not available for these buildings from County Assessor records. According to records from the County of San Diego, the buildings were erected sometime around 1962 (Gibson 2009). They appear on the 1967 USGS El Cajon Quadrangle. The type of construction and window styles of the buildings also suggests they were constructed in the early 1960s (Gibson 2009).

Quonset Hut

This is a single story, arched “Quonset Hut” style sheet metal building erected on a concrete slab (Figure 3). It appears to have functioned as a garage. The corrugations of the sheet metal shell are much wider and deeper than on Quonset Huts erected during World War II, indicating this building is from the post war era. The east and west ends have been framed in and covered with stucco. Metal roll up garage doors are centered on each end. Aluminum framed sliding windows are located on each side of the doors. A small, square sheet metal shed is mounted on a concrete slab on the north side of the building. A date in the concrete reads '89, suggesting that it was erected in 1989.

Fire Station

This single story rectangular fire station is a wood framed, stucco covered building set on a concrete slab foundation (Figures 4-5). The moderately pitched roof is covered with asphalt shingles. Three garage bays on the west side have roll-up garage doors. A hose-drying tower is located at the building's north east corner. Steel framed multi-pane windows are placed along the north and east sides. Aluminum sliding windows are situated at the south end of the west side. A solid single entry door is located on the west side at the building's south west corner.

Cinder Block Building

This single story rectangular building is constructed of concrete cinder block, and rests on a concrete slab foundation (Figure 6). The shallow pitched roof is covered with an asphalt shingle roof. The windows have been boarded up with plywood. A single entry door is centered on the north end. Others are irregularly placed along the east and west sides of the building.

Garage

This single story rectangular wood framed building is constructed on a concrete slab (Figure 7). It is covered with horizontal wooden siding. Asphalt shingles cover the moderately pitched roof. A wooden garage door is centered on the east façade. A wood framed double hung sash window is centered on the north side.

Storage Shed

This prefabricated metal storage shed is approximately 20 feet long by 10 feet wide. It is erected on a poured concrete slab (Figure 8). It is the type of prefabricated metal shed available from many department stores, such as Sears, for example. It appears to be of recent construction.

EVALUATION CRITERIA

Under the California Environmental Quality Act (CEQA) historical resources such as buildings and structures greater than 50 years old may be eligible to the California Register of Historic Resources (CRHR).

Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:

- (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (D) Has yielded, or may be likely to yield, information important in prehistory or history.

The buildings slated for demolition were constructed in the early 1960s. As such, they barely meet the age threshold for eligibility to the CRHR. None of the buildings described above is associated with any known events important to the history of the area or region. The Fire Station played an important role in the local community at one time, but this role is not sufficient to qualify the building for listing under Criterion A. The remainder of the buildings are minor structures of little significance. None of the buildings is associated with any historically significant person and therefore the buildings are not eligible under Criterion B. In terms of the architectural value, each of the buildings is utilitarian and lacking in any architectural distinction. They are recommended not eligible under Criterion C. Criterion D does not apply to buildings in general.

CONCLUSIONS AND RECOMMENDATIONS

No cultural resources were identified within or adjacent to the project site as a result of the record search and field survey and none of the buildings on site are eligible for listing in the CRHR. The proposed project will not result in adverse effects to either cultural or historical resources. No further work is recommended.

If you have any questions regarding this study, please do not hesitate to contact me,



Sinéad Ní Ghabhláin, Ph.D.
Principal Investigator

REFERENCE

Gibson, Craig W. (Real Property Agent, County of San Diego)
2009 Written communication concerning the dates of construction of the buildings on the project site.

Attachment A	Figures
Attachment B	Copy of Letter to the Native American Heritage Commission

ATTACHMENT A

FIGURES

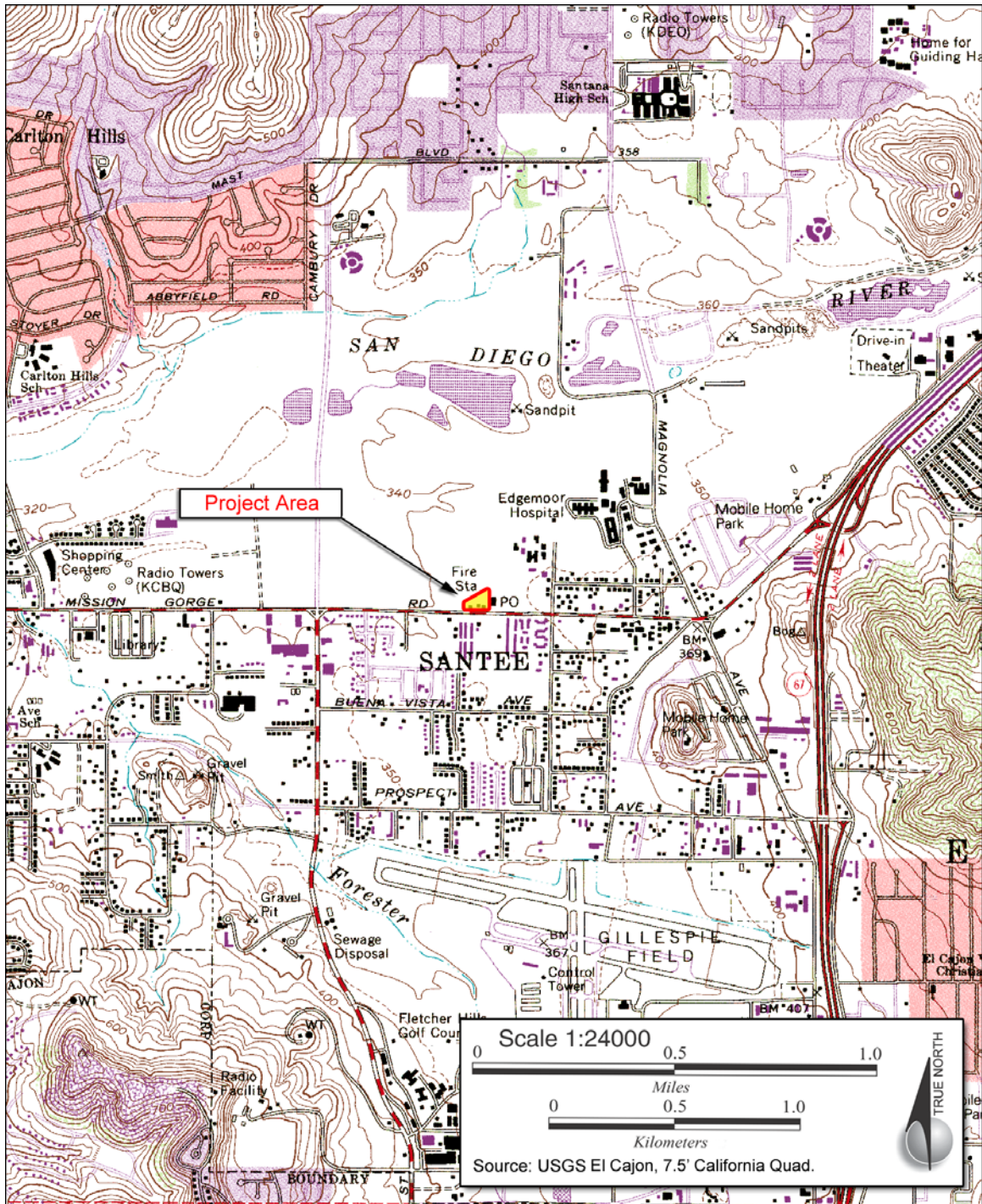


Figure 1 Project area, shown on 7.5' El Cajon quadrangle



Figure 2 Aerial view showing the buildings slated for demolition



Figure 3 Quonset Hut (Building A)



Figure 4 Fire Station West Façade (Building B)



Figure 5 Fire Station, north and east facades (Building B)



Figure 6 Cinder block building, north and east facades (Building C)



Figure 7 North and east facades of wood framed garage (Building D)



Figure 8 Metal storage shed (Building E)

ATTACHMENT B

LETTER TO NATIVE AMERICAN HERITAGE COMMISSION

March 9, 2009

Mr. Dave Singleton
California Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814
Via fax: (916) 657-5390

Re: Mission Gorge Road Property Demolition

Dear Mr. Singleton,

ASM Affiliates, Inc. (ASM) is conducting an archaeological study of the proposed Mission Gorge Road Property Demolition project, located in San Diego County, California. ASM is conducting a records search with the South Coastal Information Center in San Diego County. I am writing to inquire if you have registered any cultural resources, traditional cultural properties, or areas of heritage sensitivity within this proposed project area.

Our investigation will include direct contact with local tribal entities in a manner that ensures complete confidentiality. We request that you send along a listing of the appropriate individuals to make contact with related to this project. Please submit your response to me at our Carlsbad office, listed below. Feel free to call, write, or e-mail if you have any questions.

Sincerely,

Shelby Gunderman
sgunderman@asmaffiliates.com

Attachment: map of project parcel

Your Requested Information: County – San Diego
USGS Quad –El Cajon
10130 and 10140 Mission Gorge Road, Santee
California